

TO LET

2 Grapes Lane The Lanes Shopping Centre Carlisle



Location

Carlisle is a major retail centre within the North of England. The city has a total catchment of c.330,000 people.

The Lanes Shopping Centre is the dominant element of retail in the city centre and is home to well known high street names including Primark, Next, Debenhams, Deichmann, River Island, H&M, JD, Clarks, Pandora and Katie Loxton.

The centre boasts a 600 space multi-storey car park.

This unit is part of the busy Grapes Lane, which is currently home to retailers such as New Look, Schuh, Primark and Superdrug and is available on a flexible basis for local independents.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	771	71.6

Rent

To be discussed.

Tenure

To be discussed.

Business Rates

The unit has a 2020 rateable value assessment of £51,000. For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The service charge payable for the year 2020 is £4,038 plus VAT and insurance of £707.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared February 2020

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

+44 (0)7808 479 310

mark@barkerproudlove.co.uk

Tom Prescott

+44 (0)7841 168 163

tom@barkerproudlove.co.uk

Jessica Swain

+44 (0)7885 127 366

jessica@barkerproudlove.co.uk

**Jamieson
Mills**

Jamie Simister

020 3746 6882

07551 760696



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020.